



GRASSROOTS
REALTY GROUP

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213 Silverado Ranch Manor SW
Calgary, Alberta

MLS # A2283574



\$1,299,000

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,635 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Triple Garage Attached		
Lot Size:	0.31 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot, Views		

Heating: Forced Air, Natural Gas

Floors: Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Stucco

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: Residential

Utilities: -

Inclusions: Swim Spa "as is"

This exceptional 2,635 sq ft estate home offers a rare combination of space, craftsmanship, and thoughtful luxury, complete with a walk-out basement and an impressive 44' wide triple garage—perfect for car enthusiasts, hobbyists, or those needing extensive storage and workshop space. Curb appeal is immediate with professionally designed landscaping, mature plantings, and a massive stamped concrete patio, all complemented by a sun-filled south-facing backyard ideal for entertaining, family gatherings, or quiet evenings outdoors. Inside, the home impresses with 9' ceilings, prefinished hardwood flooring, and an elegant curved staircase featuring rich maple railings and wrought-iron spindles that create a striking architectural focal point. The gourmet kitchen is both functional and beautiful, showcasing natural granite countertops, rich dark Asbury maple cabinetry, large windows that flood the space with natural light, and a premium appliance package including side-by-side Electrolux refrigerator and freezer, a gas cooktop with integrated gas grill, double built-in ovens, and a butler's pantry—perfect for entertaining at a high level. Upstairs offers three generously sized bedrooms, with secondary bedrooms noticeably larger than typically found. The primary retreat is expansive and serene, featuring stunning views and a true spa-inspired ensuite with a massive tiled shower enclosed in 10mm glass, bench seating, brick-lay tile detail, dual undermount vanities, and a huge walk-in closet. The walk-out basement is partially finished, providing a recreation area and an office or additional bedroom, with excellent potential for future customization and direct access to the backyard. The triple garage offers three full stalls, extensive storage, and plenty of room for a workshop—an increasingly rare and valuable

feature. Silverado Ranch is one of Southwest Calgary's most established and desirable luxury communities, known for its estate homes, wide streets, extensive pathway system, parks, and proximity to Spruce Meadows. Residents enjoy quick access to Stoney Trail and Macleod Trail, making commutes across the city effortless, while nearby Shawnessy Shopping Centre, Silverado Plaza, schools, restaurants, and everyday amenities are just minutes away. A refined estate home delivering luxury, space, and location in one of Southwest Calgary's premier communities.